

**SNAPSHOT of HOME Program Performance--As of 12/31/08  
Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping\*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*	
					Group	C Overall
<b>Program Progress:</b>			PJs in State: <input type="text" value="19"/>			
% of Funds Committed	<input type="text" value="93.43"/> %	<input type="text" value="91.03"/> %	<input type="text" value="6"/>	<input type="text" value="90.66"/> %	<input type="text" value="74"/>	<input type="text" value="76"/>
% of Funds Disbursed	<input type="text" value="92.43"/> %	<input type="text" value="84.95"/> %	<input type="text" value="1"/>	<input type="text" value="81.06"/> %	<input type="text" value="93"/>	<input type="text" value="95"/>
Leveraging Ratio for Rental Activities	<input type="text" value="4.7"/>	<input type="text" value="7.56"/>	<input type="text" value="1"/>	<input type="text" value="4.62"/>	<input type="text" value="100"/>	<input type="text" value="100"/>
% of Completed Rental Disbursements to All Rental Commitments***	<input type="text" value="100.00"/> %	<input type="text" value="91.54"/> %	<input type="text" value="1"/>	<input type="text" value="81.27"/> %	<input type="text" value="100"/>	<input type="text" value="100"/>
% of Completed CHDO Disbursements to All CHDO Reservations***	<input type="text" value="90.13"/> %	<input type="text" value="72.72"/> %	<input type="text" value="3"/>	<input type="text" value="68.23"/> %	<input type="text" value="84"/>	<input type="text" value="87"/>
<b>Low-Income Benefit:</b>						
% of 0-50% AMI Renters to All Renters	<input type="text" value="92.04"/> %	<input type="text" value="81.44"/> %	<input type="text" value="3"/>	<input type="text" value="79.86"/> %	<input type="text" value="68"/>	<input type="text" value="75"/>
% of 0-30% AMI Renters to All Renters***	<input type="text" value="66.37"/> %	<input type="text" value="49.59"/> %	<input type="text" value="4"/>	<input type="text" value="44.82"/> %	<input type="text" value="78"/>	<input type="text" value="83"/>
<b>Lease-Up:</b>						
% of Occupied Rental Units to All Completed Rental Units***	<input type="text" value="100.00"/> %	<input type="text" value="96.41"/> %	<input type="text" value="1"/>	<input type="text" value="94.65"/> %	<input type="text" value="100"/>	<input type="text" value="100"/>
<b>Overall Ranking:</b>			In State: <input type="text" value="1"/> / <input type="text" value="19"/>	Nationally: <input type="text" value="98"/>		<input type="text" value="98"/>
<b>HOME Cost Per Unit and Number of Completed Units:</b>						
Rental Unit	<input type="text" value="\$56,970"/>	<input type="text" value="\$26,175"/>		<input type="text" value="\$25,419"/>	<input type="text" value="113"/> Units	<input type="text" value="15.50"/> %
Homebuyer Unit	<input type="text" value="\$8,066"/>	<input type="text" value="\$15,910"/>		<input type="text" value="\$14,530"/>	<input type="text" value="407"/> Units	<input type="text" value="55.80"/> %
Homeowner-Rehab Unit	<input type="text" value="\$7,796"/>	<input type="text" value="\$14,817"/>		<input type="text" value="\$20,251"/>	<input type="text" value="210"/> Units	<input type="text" value="28.80"/> %
TBRA Unit	<input type="text" value="\$0"/>	<input type="text" value="\$3,760"/>		<input type="text" value="\$3,156"/>	<input type="text" value="0"/> Units	<input type="text" value="0.00"/> %

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

## Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Brockton MA

**Total Development Costs:**  
(average reported cost per unit in HOME-assisted projects)

	Rental	Homebuyer	Homeowner
<b>PJ:</b>	\$107,653	\$10,124	\$7,698
<b>State:*</b>	\$141,741	\$99,134	\$22,785
<b>National:**</b>	\$89,640	\$72,481	\$22,984

**CHDO Operating Expenses:** 0.0 %  
(% of allocation) **PJ:** 1.1 %  
**National Avg:**

**R.S. Means Cost Index:** 1.19

<b>RACE:</b>	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	36.3	57.2	74.8	0.0
Black/African American:	40.7	34.6	21.9	0.0
Asian:	1.8	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.5	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	1.2	1.0	0.0

<b>ETHNICITY:</b>	Rental %	Homebuyer %	Homeowner %	TBRA %
Hispanic	21.2	6.4	2.4	0.0

<b>HOUSEHOLD SIZE:</b>	Rental %	Homebuyer %	Homeowner %	TBRA %
1 Person:	4.4	15.2	25.2	0.0
2 Persons:	41.6	13.5	29.5	0.0
3 Persons:	23.9	22.6	16.2	0.0
4 Persons:	22.1	28.0	17.6	0.0
5 Persons:	6.2	13.8	5.7	0.0
6 Persons:	1.8	5.2	4.3	0.0
7 Persons:	0.0	1.2	1.4	0.0
8 or more Persons:	0.0	0.5	0.0	0.0

<b>HOUSEHOLD TYPE:</b>	Rental %	Homebuyer %	Homeowner %	TBRA %
Single/Non-Elderly:	5.3	16.0	11.0	0.0
Elderly:	5.3	0.2	27.6	0.0
Related/Single Parent:	78.8	29.5	28.6	0.0
Related/Two Parent:	9.7	41.5	27.1	0.0
Other:	0.9	12.8	5.7	0.0

<b>SUPPLEMENTAL RENTAL ASSISTANCE:</b>	Rental %	Homebuyer %
Section 8:	54.9	4.2 <sup>#</sup>
HOME TBRA:	0.0	
Other:	23.0	
No Assistance:	22.1	

**# of Section 504 Compliant Units / Completed Units Since 2001** 16

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM  
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Brockton

State: MA

Group Rank: 98  
(Percentile)

State Rank: 1 / 19 PJs

Overall Rank: 98  
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	90.13	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	92.04	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	1.3	

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

